

ALAMEDA-CONTRA COSTA TRANSIT DISTRICT



STAFF REPORT

MEETING DATE: 9/14/2022

Staff Report No. 22-514

TO: AC Transit Board of Directors
FROM: Michael A. Hursh, General Manager
SUBJECT: RPTC Maintenance Agreement with Caltrans

ACTION ITEM

AGENDA PLANNING REQUEST:

RECOMMENDED ACTION(S):

Consider authorizing the General Manager or his designee to execute an agreement for maintenance of the Richmond Parkway Transit Center Park and Ride Lot (RPTC) with Caltrans.

STRATEGIC IMPORTANCE:

Goal - Convenient and Reliable Service
Initiative - Financial Efficiency and Revenue Maximization

Having adopted the District Operated Park and Ride Lot Pricing and Cost Recovery Policy in October 2003, this action would further the District's ability to recoup operational costs from patrons who utilize the park and ride lots.

BUDGETARY/FISCAL IMPACT:

There is no immediate budgetary impact from this agreement. The agreement with Caltrans generally allows the District to charge parking fees to cover operational and capital maintenance costs for the facility.

BACKGROUND/RATIONALE:

Extensive nationwide analysis of the need for park and ride lots was done in 1995 and 2003 which concluded that transit providers are increasingly dependent on park and ride facilities to bring passengers from their origins to centralized locations for boarding. Excerpts from those studies can be found in the referenced prior relevant Board actions listed below. In October 2003 the Board of Directors authorized the General Manager to enter into an Operating and Maintenance Agreement with Caltrans for the RPTC. The original agreement was executed on July 16, 2004, for a period of five (5) years. Though it expired in 2009, both parties agreed to operate as though the agreement was still in effect. Staff has on numerous occasions attempted to secure a new agreement with Caltrans but was informed that it was not a current priority for Caltrans given that no new work was being proposed.

Currently the only facilities at the RPTC is a portable toilet that is utilized by operators. The District secured Regional Measure 2 funding to perform needed general rehabilitation and install an operator's restroom, and

has been working through design and permitting with Caltrans. To continue into construction Caltrans requires that this updated agreement be in place.

ADVANTAGES/DISADVANTAGES:

The primary advantage to execution of this agreement is to replace the former maintenance agreement which has expired. Additionally, an agreement must be in place to allow for any future changes to the parking rates necessary to offset the cost of facility maintenance. This is in keeping with Board Policy 432, District Operated Park and Ride Lot Pricing and Cost Recovery Policy.

The immediate advantage to execution of a maintenance agreement now is to facilitate a capital project that the District has initiated for the rehabilitation of the lot and installation of a prefabricated restroom facility to replace the current portable toilets in place. Caltrans will not approve moving forward with the construction until an agreement is in place. Staff has worked extensively with Caltrans to expedite the conclusion of negotiations needed for this agreement.

Staff sees no disadvantages to the execution of the proposed agreement.

ALTERNATIVES ANALYSIS:

There are no practical alternatives to the course of action recommended in this report as AC Transit does not own the property described herein and as such, an agreement between the owner and AC Transit must be secured.

PRIOR RELEVANT BOARD ACTION/POLICIES:

GM Memo 03-262
GM Memo 03-262a
Board Policy 434

ATTACHMENTS:

1. Draft Agreement for Maintenance of the Richmond Parkway Transit Center Park and Ride Lot in the City of Richmond

Prepared by:

Lois Rawlings, Real Estate Manager

Approved/Reviewed by:

Chris Andrichak, Chief Financial Officer
Jill A. Sprague, General Counsel